



Draft Retail Supplementary Planning Document

SUSTAINABILITY APPRAISAL

CONSULTATION DOCUMENT

July 2010

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1 SUMMARY AND OUTCOMES

1.1 Non Technical Summary

- 1.1.1 North West Leicestershire District Council is in the process of producing a Core Strategy Development Plan Document (DPD) to set the vision for the area, its objectives and core strategy policies over the plan period. This Retail Supplementary Planning Document (SPD) is being prepared ahead of the Core Strategy DPD and will therefore be linked to the existing adopted Local Plan 2002.
- 1.1.2 As part of the process of preparing the SPD it was considered necessary to undertake a Sustainability Appraisal in accordance with the requirements of the Planning and Compulsory Purchase Act 2004. The Planning Act 2008 removed the statutory requirement for the Sustainability Appraisal of SPDs, However as this SPD expands on existing saved Local Plan policy which predates the 2004 Act it was considered appropriate in this instance to undertake a Sustainability Appraisal.
- 1.1.3 A Sustainability Appraisal ensures that the potential social, economic and environmental impacts associated with the SPD are identified, and that measures are taken to mitigate any potentially detrimental effects.
- 1.1.4 A Sustainability Appraisal Scoping Report and Sustainability Appraisal has been prepared for the Core Strategy. The Sustainability Appraisal for the Retail SPD was undertaken using this Report including its list of policies, plans, programmes and sustainability objectives. However these programmes have been updated where appropriate and locally specific documents used where relevant to this particular SPD.

1.2 A statement of the likely significant effects of the SPD

- 1.2.1 In undertaking the Sustainability Appraisal consideration was given to not producing a Retail SPD but instead continuing to rely upon existing Local Plan policy. This was considered to be a 'business as usual scenario. Both this and the alternative of producing an SPD were assessed against a range of social, economic and environmental factors. As a result it was concluded that producing a SPD was the most appropriate approach to take.
- 1.2.2 Having concluded that a new SPD would be prepared, the Key Principles set out in the draft SPD were assessed against the Sustainability Appraisal Framework which had been developed.
- 1.2.3 No negative effects arising from the draft SPD were predicted. However a number of significant positive effects were predicted in terms of:
- Encouraging sustainable economic growth;
 - Reducing the effect of traffic on the environment;
 - Promoting vibrant and viable settlements;
 - Improving the health and well being of the districts population;
 - Promoting social inclusion and reducing inequalities;
 - Reducing crime and fear of crime;
 - Reducing the district's contributions towards climate change

1.3 Statement on the different the process has made

- 1.3.1 Undertaking the Sustainability Appraisal of the Retail SPD has ensured that:
- a) all relevant national, county and local level of policies and strategies have been taken into account in developing the SPD;
 - b) all relevant social, economic and environmental information has been taken into account in developing a baseline position against which the effects of the SPD can be judged;
 - c) all relevant options for dealing with this issue have been considered;
 - d) the potential impacts and any mitigation measures have been identified and
 - e) appropriate indicators are identified that will enable the impact of the implementation of the SPD to be monitored.

1.4 How to comment on the report

- 1.4.1 This Sustainability Appraisal has been produced for consultation alongside the Draft Retail SPD. The consultation period will last for 6 weeks from **29 July 2010 to Friday 10 September 2010**.
- 1.4.2 Comments regarding the Sustainability Appraisal should be submitted in writing, to the District Council by **5pm on Friday 10 September 2010** to the address below:

Planning Policy
Planning and Development
North West Leicestershire District Council
Council Offices
Coalville
LEICS
LE67 3FJ

Or by email to:

planning.policy@nwleicestershire.gov.uk

- 1.4.3 Any comments received will be taken into account in finalising the Retail SPD. Where it is necessary to amend the SPD then such changes will be subject to further Sustainability Appraisal in order to ensure that any significant effects are identified together with mitigation measures.

| 2 APPRAISAL METHODOLOGY

2.1 Approach taken to sustainability appraisal

2.1.1 A Sustainability Appraisal Scoping Report and Sustainability Appraisal has been prepared for the Core Strategy. The Scoping Report was sent to the four Consultation Bodies as specified in the SEA Guidance (i.e. English Nature, English Heritage, Countryside Agency and the Environment Agency). The comments received to the Scoping Report and the District Council's response is set out in Appendix 1.

2.1.2 The Sustainability Appraisal for the Retail SPD was undertaken using the SA Scoping Report for the Core Strategy including its list of policies, plans, programmes and sustainability objectives. These plans, policies and programmes have been updated where appropriate and locally specific documents used where relevant to this particular SPD.

2.2 Who carried out the Sustainability Appraisal?

2.2.1 The Sustainability Appraisal for the Retail SPD was undertaken by officers of the District Council alongside work on the SPD.

2.3 Difficulties encountered in compiling or carrying out the assessment

2.3.1 No significant difficulties were encountered in undertaking the Sustainability Appraisal.

3 BACKGROUND

3.1 Purpose of the Sustainability Appraisal and the Sustainability Appraisal Report

3.1.1 North West Leicestershire District Council is in the process of producing a Core Strategy Development Plan Document (DPD) to set the vision for the area, its objectives and core strategy policies over the plan period. This Retail Supplementary Planning Document (SPD) is being prepared ahead of the Core Strategy DPD and will therefore be linked to the existing adopted Local Plan 2002.

3.1.2 The Planning Act 2008 removed the statutory requirement for the Sustainability Appraisal of SPDs. However this SPD expands on existing saved Local Plan policy which predates the Planning and Compulsory Purchase Act 2004. Therefore it was considered appropriate, as part of the process of preparing the SPD, to undertake a Sustainability Appraisal.

3.1.3 As noted above, a Sustainability Appraisal Scoping Report and Sustainability Appraisal has been prepared for the Core Strategy and it was this that provided the basis for the Sustainability Appraisal of the Retail SPD.

3.1.4 The Sustainability Appraisal ensures that the potential social, economic and environmental impacts associated with Retail Supplementary Planning Document are identified, and that measures are taken to mitigate any potentially detrimental effects.

3.2 Objectives of the Retail Supplementary Planning Document

3.2.1 The purpose of the Retail SPD is to provide guidance to those who wish to submit a planning application that affects retail and other service uses in specific town and village centres. It sets out the District Council's approach to the mix and type of uses that are being sought within these centres.

3.2.2 The objectives of the Retail SPD are to:

- To provide guidance to add to Policies R4, R5 and R19 of the adopted North West Leicestershire Local Plan 2002.
- To protect and enhance the vitality and viability of our existing centres, particularly in terms of their retail function whilst also supporting an appropriate range of complementary uses.
- Support and enhance the role of Ashby de la Zouch as a 'service' centre, protecting its strong retail function but also offer a range of leisure/entertainment and service related facilities.
- Support and enhance the role of our local centres, protecting their retail function along with the provision of complementary services, in order to meet day to day needs of local communities

3.3 Compliance with the SEA Directive/Regulations

3.3.1 In undertaking the SA of the Retail SPD it is necessary to show how the SA complies with the requirements of the SEA Directive. Appendix 2 demonstrates how this has been achieved.

3.4 Structure of this Report

3.4.1 The Good Practice Guides produced by the ODPM¹ identify a number of different stages in the production of a Sustainability Appraisal/Strategic Environmental Assessment. These are:

- Stage A – Setting the context and objectives, establishing the baseline and deciding on the scope;
- Stage B – Developing and refining options and assessing effects;
- Stage C – Preparing the Sustainability Appraisal Report/Environmental Report;
- Stage D – Consulting on the draft SPD and the Sustainability Appraisal Report/Environmental Report;
- Stage E – monitoring the significant effects of implementing the SPD.

3.4.2 This Sustainability Appraisal Report covers Stages A to D. The Structure of the Report is as follows:

Section 4 – Links to other plans and programmes, baseline situation, identification of issues and Sustainability objectives, development of Sustainability Appraisal Framework;

Section 5 – Identification and assessment of the Strategic options;

Section 6 – Assessment of the Policies of the SPD

Section 7 – Implementation and monitoring

3.4.3 Section 5 also includes an assessment of Policies R4, R5 and R19 of the adopted Local Plan as this provides the basis for preparing the Retail SPD but has not itself been subject to a Sustainability Appraisal.

¹ Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents – ODPM, November 2005 and A Practical Guide to the Strategic Environmental Assessment Directive – ODPM,

4 SUSTAINABILITY OBJECTIVES, BASELINE AND CONTEXT

4.1 This section provides the background to the Sustainability Appraisal by considering links to other plans and programmes and outlining the current baseline situation. From this a number of social, economic and environmental issues are identified which in turn leads to the identification of a number of sustainability objectives and a sustainability framework which provides the basis for the assessment of the SPD in terms of how it contributes to sustainable development.

4.2 Links to other policies, plans and programmes and sustainability objectives and how these have been taken into account

4.2.1 The Good Practice Guidance suggests that a review of other relevant plans, programmes and sustainability objectives be carried out whilst undertaking a Sustainability Appraisal of any Supplementary Planning Documents. This allows account to be taken of the various ways other plans, programmes and external sustainability objectives, such as those laid down in national policies or legislation, may affect its own policies.

4.2.2 To do this, in excess of 100 plans and programmes which could be relevant to the various Development Plan Documents or SPDs which the Council might produce were identified. This list was the refined to those relevant to this SPD. The results are set out in Appendix 3.

4.3 Description of the social, environmental and economic baseline characteristics and the predicted future baseline

4.3.1 Before an assessment is undertaken to determine how well the SPD could contribute to sustainable development, it is useful to understand the state of the District today. To this end the baseline information has been compiled in respect of those factors of most relevance to the SPD. A summary of the town and local centre's audit is set out in Appendix 4. A full copy of the audit is contained within the Draft Retail SPD.

4.4 Principal social, environmental and economic issues and problems identified

4.4.1 The following issues (Table 1) and problems related to this SPD have been identified. It should be noted that there are a range of other sustainability issues and problems which are not related to this SPD but which will need to be addressed through the Local Development Framework. In addition to identifying issues the table identifies the likely evolution of this issue in the absence of the SPD and the potential impact of the SPD on the issue concerned.

Table 1 – Principal social, environmental and economic issues and problems identified

Issue	Likely evolution without SPD	Potential impact of SPD
Loss of retail units within the town and local centres, to the detriment of vitality and viability.	Continuation of current trend	Major – the SPD will ensure that retail is the predominant commercial use within the town and village centre and seek to ensure a balanced mix of other appropriate uses.
Increase in, and, concentration of, take away uses	Continuation of current trend	Major – the SPD will restrict the number of take away uses having regard to the character and amenity of the locality.

4.5 Limitations of the information, assumptions made

4.5.1 There were no significant difficulties encountered in obtaining the information required. Recent survey work was carried out within town and local centres and will be kept up to date to monitor the impact of the SPD.

4.6 The sustainability framework, including objectives, targets and indicators

4.6.1 Having regard to a wide range of other plans and strategies produced at local, regional and national level and the issues identified a number of objectives have been identified. These are as follows:

Objective No	Objective
1	To encourage sustainable economic growth.
2	To reduce Waste Generation and Promote Re-use, and Recycling and greater efficiency in the use of land
3	To reduce Water Consumption
4	To ensure that the-housing stock meets the needs of all sections of the community
5	To reduce the effect of traffic on the environment
6	To promote vibrant and viable settlements with access to services and facilities for all
7	To promote vibrant and viable settlements with access to services and facilities for all
8	To Promote Social Inclusion and Reduce Inequalities Across the District
9	To reduce Crime and the fear of Crime
10	To conserve and enhance the Character, Diversity and Local Distinctiveness of the Districts historic and Cultural assets
11	To Maintain and Enhance the Quality of the District's Landscape and townscape Character including public open spaces
12	To Maintain and Enhance the Districts Biodiversity and Geodiversity

- 13 To reduce Flood Risk and Impact From Flooding
- 14 To reduce Water, Air, and Noise Pollution to Levels that Do Not Damage Natural Systems
- 15 To support sustainable extraction and the reuse and recycling of minerals and aggregate resources
- 16 To reduce the District's contributions towards climate change

4.6.2 These objectives provide the basis for the sustainability framework used to assess the SPD, both now and in the future. The framework is set out in Table 2 below. In addition to the objectives, a number of questions are identified which are designed to inform the assessment together with a number of potential indicators which could be used to monitor the effects of the SPD.

4.7 Compatibility of Policies R4, R5 and R19 and SA objectives

4.7.1 Policy R4 provides the basis for securing acceptable uses in the town centre of Ashby de la Zouch and Policy R5 restricts the number of financial and professional services uses. Policy R19 identifies acceptable uses in Local Centre to serve the needs of local communities. However, these policies have not been subject to a Sustainability Appraisal. The Good Practice Guide advises that where an SPD is prepared on the basis of a local plan policy which has not been subject to Sustainability Appraisal then the policy will need to be subject to such an appraisal.

4.7.2 Using the objectives identified above the Local Plan policies have thus been assessed to test their compliance with the SA objectives identified above. The results of this are set out at Appendix 5. Policies R4, R5 and R19 are considered to be compatible with the SA objectives

4.8 Compatibility of SA objectives and SPD objectives

4.8.1 In order to ensure that objectives of the SPD are compatible with the aims of sustainable development the SPD objectives have been tested for compatibility with the SA Objectives. The results of this are set out in Appendix 6.

4.8.2 Overall the objectives of the SPD are compatible with the Sustainability Objectives. In particular the SPD is positive in respect of those sustainability objectives which are social in nature.

Table 2: Sustainability Appraisal Framework

	Objective	Decision aiding questions	Indicator(s)
SUSTAINABLE CONSUMPTION AND PRODUCTION			
1	To encourage sustainable economic growth.	<ul style="list-style-type: none"> • Will it encourage inward investment • Will it bring new business to the district? • Will it create new employment opportunities? • Will it help to diversify the economic base of the district? • Will it help to safeguard existing jobs? • Will it encourage new business start up rates? • Will it provide employment opportunities for disadvantaged groups? • Will it provide employment opportunities in rural areas? • Will it help to create high skilled jobs? • Will it increase the average income of the district? 	<ul style="list-style-type: none"> • Area of Employment land lost to residential development. (AMR indicator) • Amount of floorspace developed by employment type (AMR indicator) • Employment land availability by type (AMR indicator) • Change in number of VAT registered businesses in the district by industry • Employment structure • Number of business applications granted consent • Number of new VAT registrations • Unemployment rate changes by ward • Proportion of people unemployed who have been unemployed for more than two years
2	To reduce Waste Generation and Promote Re-use, and Recycling and greater efficiency in the use of land	<ul style="list-style-type: none"> • Will it encourage the reduction, reuse and recycling of waste? • Will it encourage the reuse of land and/or vacant buildings? • Will it increase the demand for recycled materials? • Will it ensure that development makes efficient use of land? 	<p>Percentage of the total tonnage of household waste that has been:</p> <ul style="list-style-type: none"> • recycled • composted • landfilled • Percentage of new and converted dwelling on previously developed land (AMR indicator) • Percentage of new dwellings completed at: (AMR indicator) <ul style="list-style-type: none"> - Less than 30 dwellings per hectare - Between 30-50 Dwellings per hectare - Above 50 dwellings per hectare • Amount of best and most versatile agricultural land lost to development

SUSTAINABLE CONSUMPTION AND PRODUCTION			
3	To reduce Water Consumption	<ul style="list-style-type: none"> • Will it encourage water efficiency? 	<ul style="list-style-type: none"> • Percentage of new properties built incorporating water efficiency measures.
SUSTAINABLE COMMUNITIES			
4	To ensure that the housing stock meets the needs of all sections of the community	<ul style="list-style-type: none"> • Will it provide for a range of housing needs? • Will it provide affordable housing for those sectors of the community in need? • Will it improve the current stock of housing? • Will it contribute towards the viability and sustainability of urban and rural communities? • Will it encourage the reuse of vacant buildings? 	<ul style="list-style-type: none"> • Housing Completions by type, size, tenure and location per annum (AMR indicator) • Affordable housing (house price/earnings affordability ratio (annual trends taken over 5 year period) • Vacant dwellings by tenure (AMR indicator) • Number of unfit homes per 1,000 dwellings • House prices by dwelling type(AMR indicator) • Number of people recorded as being homeless
5	To reduce the effect of traffic on the environment	<ul style="list-style-type: none"> • Will it encourage the use of alternative means of transport to the private car? • Will it help to reduce traffic congestion and improve road safety? • Will it enhance the provision of public transport? • Will it reduce the distance people need to travel to work and to access key facilities and services? • Will it utilise and improve existing infrastructure? • Will it help to develop a road network that minimises impact upon the environment? 	<ul style="list-style-type: none"> • Percentage of new houses developed within 800 metres walk of an hourly or better daytime bus service • Percentage of people using a car to travel to and from work (AMR indicator) • Percentage of people using non-car modes to travel to and from work (AMR indicator) • Percentage of new residential development within 30 minutes public transport time of a GP, hospital primary school, secondary school, employment and major retail centres. (AMR indicator) • Number of recorded road traffic accidents which resulted in casualties • Amount of new rights of way or cycle lanes created as part of new development

SUSTAINABLE COMMUNITIES			
6	To promote vibrant and viable settlements with access to services and facilities for all	<ul style="list-style-type: none"> • Will it help to protect existing services and facilities? • Will it add to the range of services and facilities available? • Will it increase the number of people living in or within walking distance of a town centre? • Will it help to create settlements with a range of different uses? • Will it create mixed and balanced communities? 	<ul style="list-style-type: none"> • Number of villages without any shopping provision • Loss of retail to other uses • Amount of completed retail, office and leisure development (by use class) (AMR indicator) • Percentage of completed retail, office and leisure development in town centres(AMR indicator) • Proportion of vacant street level property in town and local centres (AMR indicator) • Percentage of dwellings within 30 minutes public transport time of post officer, primary school, doctors, employment and food shop. • Housing developments by type of dwelling.
7	To improve the Health and Well Being of the District's Population	<ul style="list-style-type: none"> • Will it help to promote healthy lifestyles? • Will it reduce health inequalities? • Will it improve access to health facilities? 	<p>Death rate by cause (standardised mortality rate per 100,000 population in the following categories):</p> <ul style="list-style-type: none"> • all accidents – all ages • cancer in under 75s • Coronary Heart Disease in under 75s • Percentage of residents who regularly participate in sport or physical activity within the District • NHS waiting lists • NHS hospital waiting lists
8	To Promote Social Inclusion and Reduce Inequalities Across the District	<ul style="list-style-type: none"> • Will it help to promote a sense of community well being? • Will it protect and enhance existing community services? • Will it provide locations for community activities and organisations? • Will it help to reduce unemployment? • Will it help to address social exclusion? • Will it help to retain or promote rural services? • Will it provide opportunities for additional training and education? 	<ul style="list-style-type: none"> • Proportion of the population who live in wards that rank within the most deprived 10 per cent and/or 25 per cent of wards in the country • Number of Settlements without a community centre/village hall • Unemployment rate by Ward • Household income by Ward • Educational attainment by ward • Percentage of people aged 16-59 claiming Income Support

		<ul style="list-style-type: none"> • Will it help to improve the level of educational attainment? 	
9	To reduce Crime and the fear of Crime	<ul style="list-style-type: none"> • Will it help to provide safer communities? • Will it help to create communities where people feel safe? 	Crimes committed: <ul style="list-style-type: none"> • vehicle crimes (per 1,000 population) • domestic burglaries (per 1,000 households) • violent offences (per 1,000 population) • Percentage of residents surveyed who feel 'fairly safe' or 'very safe' after dark whilst outside in the local authority area • Percentage of residents surveyed who feel 'fairly safe' or 'very safe' during the day whilst outside in the local authority area
NATURAL RESOURCE PROTECTION AND ENVIRONMENTAL ENHANCEMENT			
10	To conserve and enhance the Character, Diversity and Local Distinctiveness of the Districts historic and Cultural assets	<ul style="list-style-type: none"> • Will it help to protect or enhance existing features of historic or cultural importance? • Will it improve the appearance of existing designated areas? • Does it respect and enhance the wider historical environment? 	<ul style="list-style-type: none"> • Total number of conservation areas • Percentage of conservation areas within the District with an up to date character appraisal • Percentage of Conservation Areas with published management proposals • Number of settlements within the District which have undertaken a Village Design Statement or have a parish plan • Total number of listed buildings/scheduled ancient monuments within the district • Total Number of listed buildings/ scheduled ancient monuments at risk • Loss of archaeological sites
11	To Maintain and Enhance the Quality of the District's Landscape and townscape Character including public open spaces	<ul style="list-style-type: none"> • Will it protect and enhance the landscape quality and character of the district? • Will it adversely affect designated landscapes or open spaces? • Will it improve the natural environment? • Will it improve the appearance of settlements? 	<ul style="list-style-type: none"> • Area(ha) of accessible greenspace (including Local Nature Reserves) per 1000 population • New woodland creation within the National Forest Area • Area of new woodland and other habitats created • Area of playing fields lost to development

		<ul style="list-style-type: none"> • Will it increase the amount of woodland? • Will it increase the provision of and accessibility to, open spaces? • Will it enhance the quality of open spaces? • Will it protect and create new landscape features (e.g. hedges, ponds)? • 	<ul style="list-style-type: none"> • Percentage of households within 400m of a public green space • Percentage of eligible open spaces managed to green flag award standard (AMR indicator) • Amount of vacant and derelict land and buildings (AMR indicator)
12	To Maintain and Enhance the Districts Biodiversity and Geodiversity	<ul style="list-style-type: none"> • Will it help to protect and improve the existing bio diversity of the district? • Will it adversely affect the condition of designated areas? • Will it add to the range of bio diversity habitats? • Will it provide new opportunities for people to enjoy the countryside and wildlife? 	<ul style="list-style-type: none"> • Number (and total area) of land designated as a SSSI in a local authority area • Number and total area of land identified as being of County significance • Percentage of SSSIs assessed within the District that are in favourable and unfavourable recovering condition. • Change in areas designated for their intrinsic environmental value including sites of international national, regional or sub regional significance (AMR indicator)
13	To reduce Flood Risk and Impact From Flooding	<ul style="list-style-type: none"> • Will it increase the risk of flooding either in the locality or further a field? • Will it contribute towards creating more sustainable drainage? 	<ul style="list-style-type: none"> • Number of properties within the district at risk from flooding • Percentage of major residential and commercial planning applications incorporating Sustainable Drainage Systems • Number of Planning permissions granted contrary to the advice of the environment agency (AMR indicator)
14	To reduce Water, Air, and Noise Pollution to Levels that Do Not Damage Natural Systems	<ul style="list-style-type: none"> • Will it reduce levels of pollution of water, air and soils? • Will it improve the quality of river and groundwater supplies? 	<p>Water Pollution</p> <ul style="list-style-type: none"> • Percentage of main rivers and canals rated as 'good' or 'fair' quality (regional indicator) <p>Air pollution</p> <ul style="list-style-type: none"> • PM10 concentrations at selected sites across the

			<p>District</p> <ul style="list-style-type: none"> • Nitrogen dioxide concentrations at selected sites across the District • Percentage of dwellings within an Area Quality management Area <p>Noise</p> <ul style="list-style-type: none"> • Total number of noise complaints received per year <p>Soil</p> <ul style="list-style-type: none"> • Area of Greenfield land lost to new development per annum
15	To support sustainable extraction and the reuse and recycling of minerals and aggregate resources.	<ul style="list-style-type: none"> • Will it avoid sterilisation of mineral reserves? • Will it encourage the reuse of recycled minerals and aggregates? • Will it minimise the demand for raw materials and/or encourage the use of sustainable sources? • Will it reduce the need to import minerals? 	<ul style="list-style-type: none"> • Production of primary land won aggregates (tonnes) by minerals planning authority • Production of secondary/recycled aggregates (tonnes) by minerals planning authority
CLIMATE CHANGE AND ENERGY			
16	To reduce the District's contributions towards climate change	<ul style="list-style-type: none"> • Will it help to minimise energy usage and encourage energy efficiency? • Will it increase the supply of energy from non-renewable sources? • Will it reduce the need to travel? 	<ul style="list-style-type: none"> • Household energy use (gas and electricity) per household (regional figures) • Renewable energy capacity installed by type (AMR indicator) • Number of planning applications for renewable energy schemes per annum

5 IDENTIFICATION AND ASSESSMENT OF THE STRATEGIC OPTIONS

- 5.1 The ODPM Guidance advises that options should be developed for meeting the objectives of the SPD. In all, two options have been identified these are:
- Option 1 - Business as usual (Have regard to existing Local Plan Policy which provides general advice and no targets)
 - Option 2 – to produce an SPD which provides more information and greater guidance
- 5.2 The first of these options represents a ‘do nothing’ scenario and would not require the production of an SPD.
- 5.3 Each option has been assessed against the objectives of the Sustainability Framework. The assessment examined whether the likely effects of each option would be positive, negative or neutral in respect of the sustainability objectives, and whether such impacts would be short, medium or long term. The assessment and the justifications for them are set out in Appendix 7.
- 5.4 A summary of the options is set out below.

Option 1 (i.e. business as usual)

Under this option there would be:

Positive effects in the short term in respect of issues relating to – sustainable economic growth, reducing the effect of traffic on the environment, the promotion of vibrant and viable settlements, social inclusion and reducing the district’s contribution to climate change.

Negative effects in the short to long term relating to – the health and well being of the district and the fear of crime.

Negative effects in the medium to long term relating to - sustainable economic growth, reducing the effect of traffic on the environment, the promotion of vibrant and viable settlements, social inclusion and reducing the district’s contribution to climate change.

All other effects would be neutral.

Option 2 (i.e. to produce an SPD)

Under this option there would be:

Significant Positive effects in respect of issues relating to - sustainable economic growth (medium to long term) and the promotion of vibrant and viable settlements (medium to long term)

Positive effects in respect of issues relating to – sustainable economic growth (short to medium term), reducing the effect of traffic on the environment (short to long term), promotion of vibrant and viable settlements (short to long term), the health and well being of the population (short to long term), social

inclusion (short to long term), reduce the fear of crime (short to long term) and reducing the districts contribution to climate change (short to long term).

All other effects are neutral

Selection of the preferred option

- 5.5 Option 2 has more positive and significantly positive effects than option 1 and has no negative effects.

6 ASSESSMENT OF THE POLICIES OF THE DRAFT SPD

6.1 Having identified the preferred approach to be taken, a draft SPD was then prepared and the proposed policies were assessed against the Sustainability Framework to examine their potential impact. Such impacts could be positive, negative or neutral, could occur over the short (i.e. 2years), medium (i.e. up to 5 years) and long term (i.e. more than 5 years) and could be permanent or temporary. Having identified the potential adverse impacts it is necessary to consider what, if any, mitigation measures can be used to reduce the potential adverse effects and to maximise beneficial effects. A summary of the results of the assessment is set out in Appendix 8 and summarised below.

6.2 Generally speaking it is predicted that the policies of the SPD will have little impact upon some of the sustainability objectives. However, there are predicted to be positive effects in respect of a number of the social objectives, in particular those relating to sustainable communities. Other positive benefits relate to the reducing the impact of traffic on the environment, including its impact on climate change.

6.3 The principal significant positive effects are predicted to be in terms of:

Encouraging sustainable economic growth;
Promoting vibrant and viable communities

6.4 The principal positive effects are predicted to be in terms of:

Reducing the effect of traffic on the environment;
Improving the health and well being of the districts population;
Promoting social inclusion and reducing inequalities;
Reducing crime and the fear of crime;
Reducing the District's contribution towards Climate Change

6.5 No negative effects are predicted.

Proposed mitigation measures

6.6 As already noted no negative effects were predicted. As a result it has not been necessary to identify any mitigation measures.

7 IMPLEMENTATION AND MONITORING

- 7.1 The draft SPD will be subject to a 6 week period of consultation. In the event that any changes are made to the SPD these will need to be reappraised against the Sustainability Appraisal Framework before the SPD is finalised and formally adopted.
- 7.2 The SPD will be implemented via the Development Control process.
- 7.3 Monitoring is an important part of the SA process which is ongoing and does not end once the SPD has been adopted. Through monitoring it will be possible to determine whether the implementation of the SPD is working towards the Sustainability Appraisal objectives set out in section 4.
- 7.4 The Sustainability Appraisal Framework, as well as the Draft Retail SPD, identifies a range of indicators which could be used to monitor the impact of the SPD. These will be developed and reported upon as part of the Council's Annual Monitoring Report.

APPENDIX 1

DISTRICT COUNCIL RESPONSE TO COMMENTS ON SCOPING REPORT

RESPONSES RECEIVED IN RESPECT OF AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT – SUSTAINABILITY APPRAISAL SCOPING REPORT

1 English Heritage

No comments in view of insufficient resources

2 Environment Agency

Agencies concerns adequately addressed under Objectives 3, 12, 13 and 14. Notes that reference to SUDS in Objective 13 should be amended to 'sustainable drainage' to reflect the fact that techniques can be used beyond urban areas.

Comment

Amend Objective 13 accordingly.

3 Natural England

Suggested that the baseline is inadequate as it does not provide sufficient information in respect of environmental data, particularly landscape character and sites of ecological importance.

Comment

Good Practice advice published by Government² advises that in respect of baseline information this should focus upon "the social, environmental and economic characteristics of the area that relate to the issues to be tackled in the SPD". This has been done in this instance and it is considered that the affordable housing SPD will not impact upon either landscape character or sites of ecological value. The latter is reflected in further comments from Natural England who suggest that in respect of indicator 12 that information on site of Special Scientific Interest are unlikely to be meaningful as the "plan is unlikely to impact on SSSI sites". Therefore no change is proposed. Whilst it is accepted that the SPD is unlikely to have an impact upon SSSI the condition of SSSIs will be monitored as a general principle.

4 Natural England

Suggested that in respect of indicator 5 it might be useful to also include information about the length of new rights of way or new cycle lanes.

Comment

The suggestion is noted and indicator 5 is amended accordingly.

² Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents – Office of the Deputy Prime Minister (November 2005).

APPENDIX 2
COMPLIANCE WITH SEA DIRECTIVE

The following table demonstrates how this sustainability appraisal complies with the SEA Directive (2001/42/EC)

SEA Directive requirements	Where covered in the SA Report
Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated. The information to be given is (Art. 5 and Annex I).	
a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes.	Sections 3 and 4
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.	Section 4
c) The environmental characteristics of areas likely to be significantly affected; Table 2	Section 4
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.	Section 4 Appendix 4
e) The environmental protection, objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental, considerations have been taken into account during its preparation.	Section 4 Appendix 3 Appendix 8
f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects).	Section 6 Appendix 8
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.	Appendix 8
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.	Sections 2 and 5
i) a description of measures envisaged concerning monitoring in accordance with Art. 10; Section 7.	Sections 4 and 7
j) a non-technical summary of the information provided	Section 1

under the above headings.	
The report must include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Art. 5.2)	
<p>Consultation:</p> <ul style="list-style-type: none"> • authorities with environmental responsibility, when deciding on the scope and level of detail of the information which must be included in the environmental report (Art. 5.4) • authorities with environmental responsibility and the public, shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2) • other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Art. 7). 	<p>Consultation on Scoping Report and response to comments received at Appendix 1.</p> <p>The Sustainability Report and the draft SPD are being published together for public consultation.</p> <p>Not considered necessary in the case of this SPD.</p>
<p>Taking the environmental report and the results of the consultations into account in decision-making (Art. 8)</p>	<p>The Sustainability Appraisal report and consultation responses will be taken into account before the SPD is adopted.</p>
<p>Provision of information on the decision:</p> <p>When the plan or programme is adopted, the public and any countries consulted under Art.7 must be informed and the following made available to those so informed:</p> <ul style="list-style-type: none"> • the plan or programme as adopted • a statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report of Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Art. 7 have been taken into account in accordance with Art. 8, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and • the measures decided concerning monitoring (Art. 9) 	<p>Environmental and other relevant bodies and the public will be informed when the SPD is adopted.</p>
<p>Monitoring of the significant environmental effects of the plan's or programme's implementation (Art. 10)</p>	<p>The Sustainability Appraisal identifies a range of monitoring indicators which will be reported upon as part of the Annual Monitoring Report.</p>

APPENDIX 3

LIST OF OTHER PLANS AND PROGRAMMES OF RELEVANCE TO THE SPD

Plan, Policy or Programme	Key objectives and/or targets relevant to SPD and SA	Implications for SPD	Implications for SA
National strategies (cont)			
Planning Policy Statement 4 – Planning for Sustainable Economic Growth	Key Objectives include: <ul style="list-style-type: none"> - build prosperous communities by improving the economic performance of cities, towns, regions, sub-regions and local areas, both urban and rural - deliver more sustainable patterns of development reduce the need to travel, especially by car and respond to climate change - promote the vitality and viability of town and other centres as important places for communities 	Need to reflect objectives in the SPD	Reflect objectives in SA Framework and subsequent appraisal

Plan, Policy or Programme	Key objectives and/or targets relevant to SPD and SA	Implications for SPD	Implications for SA
Local strategies			
<p>North West Leicestershire District Council Local Plan</p>	<p>The broad aims of the Local Plan are: - Economic regeneration and diversification - Protection and improvement of the environment; and - Maintenance and development of social and community infrastructure.</p> <p>Policy R4 – identifies the type of uses that will be considered appropriate within the Core Shopping Area of Ashby, subject to environmental and traffic considerations.</p> <p>Policy R5 – seek to restrict the number of financial and professional services within specific frontages of Ashby.</p> <p>Policy R19 identifies acceptable uses in Local Centres required to serve the local need of communities in addition to local shops.</p>	<p>Need to reflect objectives in the SPD</p> <p>SPD will assist with implementation of this policy.</p> <p>SPD can assist policy by providing more information in respect of town centre uses.</p> <p>SPD can assist policy by providing more information in respect of local centre uses.</p>	<p>Reflect objectives in SA Framework and subsequent appraisal</p>

APPENDIX 4

BASELINE INFORMATION

North West Leicestershire District Council – Retail Capacity Study (June 2005)

Roger Tym and Partners undertook a retail capacity study which included an assessment of Ashby de la Zouch, Castle Donington, Ibstock and Measham Centres. A summary of the reported health of these centres is provided below.

Ashby de la Zouch

Overall Ashby was identified as a healthy town with no acute signs of distress. However the majority of the retailers in the town are within the middle and lower ends of the retail spectrum. There is a lack of middle and higher order retailers, particularly in terms of the clothing that is offered. The convenience offer was also considered healthy, with the various sub-sectors represented, although there is only one supermarket within the town centre,

Castle Donington

The study identified Castle Donington as a healthy local centre with a very low vacancy rate. The centre offers a range of local retail and services uses, including a supermarket, post office, banks and financial services and restaurants that meets local residents' day to day needs.

Measham

The study identified Measham as a reasonable healthy local centre that caters for top up convenience shopping and day-today service needs of local residents. However local residents will have to travel elsewhere for their bulk provision.

Ibstock

The study identified that this local centre caters for the day to day convenience and service needs of local residents reasonably well. However the property offer for prospective purchasers is poor as the majority of the units are small premises and the ground floors of residential properties and privately owned.

Town and Local Centre Audit (2010)

Ashby de la Zouch

| There is a strong retail presence in Ashby Town Centre with a good range of shops, selling convenience (foods and groceries) and comparison goods (high value non-food goods e.g. clothes, furniture). Retail accounts for approximately 60% of the total units within the surveyed frontages. The centre serves a wider catchment area as well as the local community. There is also a wide range of other uses, including banks, building societies, bookmakers, solicitors, restaurants and cafes, public houses and bars as well as hot food takeaways.

Of the non-retail uses, financial and professional services occupy the most number of premises and account for 12% of the total number of units. Restaurants and cafes account for 8% of units, public houses and bars together account for 4% of units as do hot food takeaways.

Market Street can be considered to be the central part of the commercial area of Ashby de la Zouch. When the mix of uses along the Market Street frontage alone is looked at, the proportion of retail use falls to 52% whereas the prominence of financial and professional services increases accounting for 19%. Restaurants and bars remain at 8%, pubs and bars increase to 6% and hot food takeaways also increase to 7%.

Castle Donington

A local centre that provides a good range of shops and services that cater for people's day to day needs. Over half of the units are occupied by retail premises. The number of convenience stores is limited. However the supermarket within Borough Street is of a reasonable size and sells a good range of goods. Of all the local centres, Castle Donington has the most variety in the number of comparison stores. There is a reasonable range of other services, including pubs, restaurant, takeaways and banks and estate agents. No one particular non-retail use dominates this local centre nor are there considered to be unacceptable groupings of uses.

Measham

A local centre that provides a good range of shops and services that cater for people's day to day needs. Over half of the units are occupied by retail premises with a good range of convenience stores, including supermarket shops, butchers, pharmacy, post office and newsagent. However the number of comparison shops is small although this does not detract from Meahsam's role as a local centre catering for people's day to day needs. Other services available include financial and professional services, cafes and hot food takeaways. No one particular non-retail use dominates this local centre nor are there considered to be unacceptable groupings of uses.

Kegworth

A small local centre that provides a limited range of shops and services that cater for people's day to day needs. Half of the units are occupied by retail premises. There is a good range of convenience stores for a centre of this scale, including a supermarket, butchers, pharmacy and post office. The number of shops providing comparison goods is limited as is the number of other services but this does not detract from Kegworth fulfilling its role as a local centre. In addition, no one particular non-retail use dominates this local centre nor are there considered to be unacceptable groupings of uses.

Ibstock

A small low key centre that provides a limited range of shops and services that caters for people's day to day needs. Less than half of the units are occupied by retail. Although shop numbers are limited a number of these meet day to day needs, including a convenience store, butchers, post office, pharmacy and grocers. The comparison shops are specialist in nature and other services are generally limited but do include public houses, taxi firm, solicitors and dental practice. However there is a high concentration of hot food take aways in this local centre, and these account for nearly 20% of the total number of units. The two main issues relating to Ibstock are the lack of retail uses and the number of hot food take aways.

APPENDIX 5

COMPATIBILITY OF POLICY R4, R5 and R19 AND SUSTAINABILITY APPRAISAL OBJECTIVES

Key

- neutral/no link
- X Incompatible
- ✓ Compatible

Sustainability Appraisal Objectives	Policy R4	Comments
1 - To encourage sustainable economic growth.	✓	It seeks a balanced mix of shops and other services in Ashby de la Zouch, to serve the day to day needs of the community and wider catchment. It also seeks to maintain the town centre's vitality and viability.
2 -To reduce disparities in economic performance	✓	A balanced mix of uses would have a positive impact on the role of Ashby and ensure that it remains a competitive town centre,
3 -To reduce Waste Generation and Promote Re-use, and Recycling and greater efficiency in the use of land	-	
4 -To reduce Water Consumption	-	
5 -To ensure that the housing stock meets the needs of all sections of the community	-	
6 -To reduce the effect of traffic on the environment	✓	It seeks a suitable mix retail and other services uses in a sustainable location. This could reduce the need to travel by private car as well as reduce the number of trips that may need to be made.
7 -To promote vibrant and viable settlements with access to services and facilities for all	✓	The policy seeks to protect the vitality and viability of Ashby, with the provision of retail uses and other facilities, within a sustainable location, to serve the local community as well as a wider catchment.
8 -To improve the Health and Well Being of the District's Population	✓	A mix of uses within a sustainable location may provide opportunities for alternative forms of travel, such as cycling and walking.
9 - To Promote Social Inclusion and Reduce Inequalities Across the District	✓	This policy promotes the provision of shops and other services in Ashby Town Centre, a sustainable location, which should be accessible to most people.
10 -To reduce Crime and the fear of Crime	-	
11 - To increase Educational Attainment and Promote Lifelong Learning and Training	-	
12 -To conserve and	-	

enhance the Character, Diversity and Local Distinctiveness of the Districts historic and Cultural assets		
13 -To Maintain and Enhance the Quality of the District's Landscape and townscape Character including public open spaces	-	
14 - To Maintain and Enhance the Districts - Biodiversity and Geodiversity	-	
15 -To reduce Flood Risk and Impact From Flooding	-	
16 -To reduce Water, Air, and Noise Pollution to Levels that Do Not Damage Natural Systems	-	-
17 -To support sustainable extraction and the reuse and recycling of minerals and aggregate resources.	-	-
18 - To reduce the District's contributions towards climate change	✓	Policy seeks a mixture of shops and other uses in a sustainable location, providing the potential for access to these services to be by non-car modes contributing to a reduction in Carbon Dioxide emissions.

Sustainability Appraisal Objectives	Policy R5	Comments
1 - To encourage sustainable economic growth.	✓	It seeks to protect the primary retail function whilst supporting an appropriate range and number of complementary uses, to serve the day to day needs of the community and wider catchment.
2 -To reduce disparities in economic performance	-	
3 -To reduce Waste Generation and Promote Re-use, and Recycling and greater efficiency in the use of land	-	
4 -To reduce Water Consumption	-	
5 -To ensure that the housing stock meets the needs of all sections of the community	-	
6 -To reduce the effect of traffic on the environment	✓	It seeks a suitable mix retail and other services uses in a sustainable location. This could reduce the need to travel by private car as well as reduce the number of trips that may need to be made.
7 -To promote vibrant and viable settlements with access to services and facilities for all	✓	The policy seeks to protect the vitality and viability of Ashby, with the provision of retail uses and other facilities, within a sustainable location, to serve the local community as well as a wider catchment.
8 -To improve the Health and Well Being of the District's Population	✓	A mix of uses within a sustainable location may provide opportunities for alternative forms of travel, such as cycling and walking.
9 - To Promote Social Inclusion and Reduce Inequalities Across the District	✓	This policy promotes the provision of shops and other services in Ashby Town Centre, a sustainable location, which should be accessible to most people.
10 -To reduce Crime and the fear of Crime	-	
11 - To increase Educational Attainment and Promote Lifelong Learning and Training	-	
12 -To conserve and enhance the Character, Diversity and Local Distinctiveness of the Districts historic and Cultural assets	-	The retention of appropriate ground floor uses protects and retains the character of the locality.
13 -To Maintain and	-	

Enhance the Quality of the District's Landscape and townscape Character including public open spaces		
14 - To Maintain and Enhance the Districts - Biodiversity and Geodiversity	-	
15 -To reduce Flood Risk and Impact From Flooding	-	
16 -To reduce Water, Air, and Noise Pollution to Levels that Do Not Damage Natural Systems	-	
17 -To support sustainable extraction and the reuse and recycling of minerals and aggregate resources.	-	
18 - To reduce the District's contributions towards climate change	✓	Policy seeks a mixture of shops and other uses in a sustainable location, providing the potential for access to these services to be by non-car modes contributing to a reduction in Carbon Dioxide emissions.

Sustainability Appraisal Objectives	Policy R19	Comments
1 - To encourage sustainable economic growth.	✓	It seeks to protect the primary retail function whilst supporting an appropriate range and number of complementary uses, to serve the day to day needs of the local community.
2 -To reduce disparities in economic performance	-	
3 -To reduce Waste Generation and Promote Re-use, and Recycling and greater efficiency in the use of land	-	
4 -To reduce Water Consumption	-	
5 -To ensure that the housing stock meets the needs of all sections of the community	-	
6 -To reduce the effect of traffic on the environment	✓	The mix of retail and services uses in a sustainable location could reduce the need to travel by private car as well as reduce the number of trips that may need to be made.
7 -To promote vibrant and viable settlements with access to services and facilities for all	✓	The policy seeks to protect the primary retail role of its local centres and to avoid the loss of vitality within these local shopping centres. Other services are acceptable in principle, and can help meet the day to day needs of the local community
8 -To improve the Health and Well Being of the District's Population	✓	A mix of uses within a sustainable location may provide opportunities for alternative forms of travel, such as cycling and walking.
9 - To Promote Social Inclusion and Reduce Inequalities Across the District	✓	This policy promotes the provision of shops and other services in Ashby Town Centre, a sustainable location, which should be accessible to most people.
10 -To reduce Crime and the fear of Crime	-	
11 - To increase Educational Attainment and Promote Lifelong Learning and Training	-	
12 -To conserve and enhance the Character, Diversity and Local Distinctiveness of the Districts historic and Cultural assets	-	
13 -To Maintain and Enhance the Quality of the	-	

District's Landscape and townscape Character including public open spaces		
14 - To Maintain and Enhance the Districts - Biodiversity and Geodiversity	-	
15 -To reduce Flood Risk and Impact From Flooding	-	
16 -To reduce Water, Air, and Noise Pollution to Levels that Do Not Damage Natural Systems	-	-
17 -To support sustainable extraction and the reuse and recycling of minerals and aggregate resources.	-	-
18 - To reduce the District's contributions towards climate change	✓	Policy seeks a mixture of shops and other uses in a sustainable location, providing the potential for access to these services to be by non-car modes contributing to a reduction in Carbon Dioxide emissions.

COMPATIBILITY OF SPD OBJECTIVES AND SUSTAINABILITY APPRAISAL OBJECTIVES

SPD Objectives

SA Objectives	To provide guidance to add to Policy R4, R5 and R19 of the adopted Local Plan	To protect and enhance the vitality & viability of our existing centres, particularly in terms of their retail function whilst also supporting an appropriate range of complementary uses
Key - Neutral/no link X Incompatible ✓ Compatible		
1 - To encourage sustainable economic growth.	✓	✓
2 -To reduce disparities in economic performance	-	✓
3 -To reduce Waste Generation and Promote Re-use, and Recycling and greater efficiency in the use of land	-	-
4 -To reduce Water Consumption	-	-
5 -To ensure that the-housing stock meets the needs of all sections of the community	-	-
6 -To reduce the effect of traffic on the environment	✓	✓
7 -To promote vibrant and viable settlements with access to services and facilities for all	✓	✓
8 To Promote Social Inclusion and Reduce Inequalities Across the District	✓	✓
9 To reduce Crime and the fear of Crime	-	-
10 To conserve and enhance the Character, Diversity and Local Distinctiveness of the Districts historic and Cultural assets	-	-
11 To Maintain and Enhance the Quality of the District's Landscape and townscape Character including public open spaces	-	-
12 To Maintain and Enhance the Districts Biodiversity and Geodiversity	-	-
13 To reduce Flood Risk and Impact From Flooding	-	-
14 To reduce Water, Air, and Noise Pollution to Levels that Do Not Damage Natural Systems	-	-
15 To support sustainable extraction and the reuse and recycling of minerals and aggregate resources.	-	-
16 To reduce the District's contributions towards climate change	-	✓

SPD Objectives

SA Objectives	Support & enhance the role of Ashby as a 'service' centre protecting its strong retail function but also offer a range of leisure/entertainment & service related facilities.	Support & enhance the role of our local centres protecting their retail function along with the provision of complimentary services, in order to meet day to day needs of local communities.
Key - Neutral/no link X Incompatible ✓ Compatible		
1 - To encourage sustainable economic growth.	✓	✓
2 -To reduce disparities in economic performance	-	-
3 -To reduce Waste Generation and Promote Re-use, and Recycling and greater efficiency in the use of land	-	-
4 -To reduce Water Consumption	-	-
5 -To ensure that the housing stock meets the needs of all sections of the community	-	-
6 -To reduce the effect of traffic on the environment	✓	✓
7 -To promote vibrant and viable settlements with access to services and facilities for all	✓	✓
8 To Promote Social Inclusion and Reduce Inequalities Across the District	✓	✓
9 To reduce Crime and the fear of Crime	-	-
10 To conserve and enhance the Character, Diversity and Local Distinctiveness of the Districts historic and Cultural assets	-	-
11 To Maintain and Enhance the Quality of the District's Landscape and townscape Character including public open spaces	-	-
12 To Maintain and Enhance the Districts Biodiversity and Geodiversity	-	-
13 To reduce Flood Risk and Impact From Flooding	-	-

14 To reduce Water, Air, and Noise Pollution to Levels that Do Not Damage Natural Systems	-	-
15 To support sustainable extraction and the reuse and recycling of minerals and aggregate resources.	-	-
16 To reduce the District's contributions towards climate change	✓	✓

**APPENDIX 7
ASSESSMENT OF STRATEGIC OPTIONS**

Key	Options			
	Option1	Option2		
+ minor positive short term ++ major positive = Medium neutral term - minor negative Long term -- major negative ? uncertain	S= M 0 L =	Business as usual – no SPD and use only Local Plan policy	Produce SPD	
Sustainability Appraisal objective	Impact	Comments	Impact	Comments
1 - To encourage sustainable economic growth.	+S -M, L	Policy seeks a mix of uses in the centres, and the protection of their predominantly shopping role. However this may only have limited success in the medium and long term and could lead to a further loss of shops, due to the general nature of the policy.	+ S, ++ M,L	The SPD will provide more guidance on how to assess applications for a change of use. The retention of retail as the predominant uses will protect and the support the role of the District's town and local centres.
2 -To reduce Waste Generation and Promote Re-use, and Recycling and greater efficiency in the use of	0	May be potential impact from new development but this will depend upon decisions not covered by this option.	0	May be potential impact from new development but this will depend upon decisions not covered by this option.

land				
3 -To reduce Water Consumption	0	May be potential impact from new development but this will depend upon decisions not covered by this option.	0	May be potential impact from new development but this will depend upon decisions not covered by this option.
4 -To ensure that the housing stock meets the needs of all sections of the community	0	May be potential impact from new development but this will depend upon decisions not covered by this option.	0	May be potential impact from new development but this will depend upon decisions not covered by this option.
5 -To reduce the effect of traffic on the environment	+S - M,L	Policy supports a mix of services and uses in the districts centres. However, in the medium and long term this mix may not so positively serve people's day to days, with an over concentration of particular uses.	+S, M, L	The SPD supports a mix of uses and services in a sustainable location which would provide facilities to meet people's day to day needs. This could reduce the need to travel by car and the number of journeys made.
6 -To promote vibrant and viable settlements with access to services and facilities for all	+S - M,L	A mix of uses and facilities will contribute towards creating more vibrant communities. However, limited impact as an appropriate mix and range of services may not be provided.	+S ++M,L	An appropriate range of services and facilities, with shopping as the main use, will meet the needs of local communities in accessible locations. This will support the creation of vibrant and viable settlements.

7 -To improve the Health and Well Being of the District's Population	- S, M, L	There could be an adverse impact on the health and well being if there is an unacceptable concentration of hot food take away uses in the town and local centres.	+S,M, L	Management of the number of takeaways could reduce their adverse impact on health, for example, obesity and well being and residential amenity.
8 - To Promote Social Inclusion and Reduce Inequalities Across the District	+ S -M,L	A mix of uses and facilities in accessible locations will contribute to social inclusion. However in the longer term this positive impact may be constrained if the mix of uses available is not protected.	+ S, M, L	Protection of an appropriate mix of uses in sustainable locations will have a positive benefit on the range of uses and services that are available to local communities
9 -To reduce Crime and the fear of Crime	- S, M, L	There could be an adverse impact on fear of crime and anti-social behaviour if there is an unacceptable concentration of hot food take away uses in the town and local centres.	+S, M, L	The prevention of the over concentration and clustering of take away establishments could offer a positive benefit in terms of this objective.
10 -To conserve and enhance the	0	May be potential impact from new development but	0	May be potential impact from new development but this will depend upon decisions not covered by this option.

Character, Diversity and Local Distinctiveness of the Districts historic and Cultural assets		this will depend upon decisions not covered by this option.		
11 -To Maintain and Enhance the Quality of the District's Landscape and townscape Character including public open spaces	0	May be potential impact from new development but this will depend upon decisions not covered by this option.	0	May be potential impact from new development but this will depend upon decisions not covered by this option.
12 - To Maintain and Enhance the Districts Biodiversity and Geodiversity	0	May be potential impact from new development but this will depend upon decisions not covered by this option.	0	May be potential impact from new development but this will depend upon decisions not covered by this option.
13 -To reduce Flood Risk and Impact From Flooding	0	May be potential impact from new development but this will depend upon decisions not covered by this option.	0	May be potential impact from new development but this will depend upon decisions not covered by this option.
14 -To reduce Water, Air, and Noise Pollution to Levels that Do Not Damage Natural Systems	0	May be potential impact from new development but this will depend upon decisions not covered by this option.	0	May be potential impact from new development but this will depend upon decisions not covered by this option.
15 -To support sustainable extraction	0	May be potential impact from new development but	0	May be potential impact from new development but this will depend upon decisions not covered by this option.

<p>and the reuse and recycling of minerals and aggregate resources.</p>		<p>this will depend upon decisions not covered by this option.</p>		
<p>16 - To reduce the District's contributions towards climate change.</p>	<p>+S - M,L</p>	<p>Policy supports a mix of services and uses in the districts centres. However, in the medium and long term this mix may not so positively serve people's day to days, with an over concentration of particular uses.</p>	<p>+S, M,L</p>	<p>The SPD supports a mix of uses and services in a sustainable location which would provide facilities which meet people's day to day needs. This would reduce the need to travel by car and therefore positively contribute towards climate change.</p>

APPENDIX 8

SUMMARY OF ASSESSMENT OF PRINCIPLES OF DRAFT SPD

|

Key to symbols used

++ Major positive	+ Minor positive	- Minor negative	-- Major negative	0 Neutral	?Uncertain
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Objective	Comments						
	1	2	3	4	5	6	
1 - To encourage sustainable economic growth.	++	++	+	+	+	+	The vitality and viability of the districts centres, is supported where shops are the predominant use and a range of complementary uses are available. The Key Principles have the potential to protect retail uses which may meet the day to day needs of local communities, as well as avoid the over concentration of take away uses which could affect the attractiveness of a centre, as well as its retail vitality and viability.
2 -To reduce Waste Generation and Promote Re-use, and Recycling and greater efficiency in the use of land	0	0	0	0	0	0	New development will not impact upon this objective but not a matter to be considered as part of this SPD
3 -To reduce Water Consumption	0	0	0	0	0	0	New development will not impact upon this objective but not a matter to be considered as part of this SPD
4 -To ensure that the housing stock meets the needs of all sections of the community	0	0	0	0	0	0	New development will not impact upon this objective but not a matter to be considered as part of this SPD
5 -To reduce the effect of traffic on the environment	+	+	+	+	+	+	A concentration of a suitably balanced mix of services and facilities with shopping as the predominant use, in a sustainable location, meeting people's day to day needs, will reduce the need to travel by car and hence the number of journey's made.

Objective	Comments						
	1	2	3	4	5	6	
6 -To promote vibrant and viable settlements with access to services and facilities for all	++	++	+	+	+	+	The Key Principles seek to provide an appropriate range of services and facilities within the district and local centres. Shopping is supported as the main use combined with a mix of complementary uses that meet the needs of local communities in accessible locations.
7 -To improve the Health and Well Being of the District's Population	0	0	+	+	+	+	Management of the number of take away uses could have some positive impact on the general health of the community, e.g. reduction in the number of hot food take aways would reduce their contribution to obesity. This approach could also reduce adverse impacts that may result as a consequence of too many takeaways, such a noise, smell and disturbance, and could therefore have a benefit in terms of the general well being of residents living nearby.
8 - To Promote Social Inclusion and Reduce Inequalities Across the District	+	+	+	+	+	+	A mix of services and facilities in accessible locations, together with the avoidance of the over concentration of one particular use will have a positive benefit on the range of uses and services that are available to local communities.
9 -To reduce Crime and the fear of Crime	0	0	+	+	+	+	The prevention of the over-concentration and clustering of establishments could offer benefits in relation to reducing the potential for crime and fear of crime. For example, fewer people would be unlikely to congregate in a given area if there are less take away uses within close proximity to one another. It has the potential to reduce the instances of anti-social behaviour.
10 -To conserve and enhance the Character, Diversity and Local Distinctiveness of the	0	0	0	0	0	0	New development will not impact upon this objective but not a matter to be considered as part of this SPD

Districts historic and Cultural assets							
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Objective	Comments						
	1	2	3	4	5	6	
11 -To Maintain and Enhance the Quality of the District's Landscape and townscape Character including public open spaces	0	0	0	0	0	0	New development will not impact upon this objective but not a matter to be considered as part of this SPD
12 - To Maintain and Enhance the Districts Biodiversity and Geodiversity	0	0	0	0	0	0	New development will not impact upon this objective but not a matter to be considered as part of this SPD
13 -To reduce Flood Risk and Impact From Flooding	0	0	0	0	0	0	New development will not impact upon this objective but not a matter to be considered as part of this SPD
14 -To reduce Water, Air, and Noise Pollution to Levels that Do Not Damage Natural Systems	0	0	0	0	0	0	New development will not impact upon this objective but not a matter to be considered as part of this SPD
15 -To support sustainable extraction and the reuse and recycling of minerals and aggregate resources.	0	0	0	0	0	0	New development will not impact upon this objective but not a matter to be considered as part of this SPD
16 - To reduce the District's contributions	+	+	+	+	+	+	A concentration of a suitably balanced mix of services and facilities with shopping as the predominant use, in a sustainable

towards climate change.							location, meeting people's day to day needs, will reduce the need to travel by car and hence the number of journey's made. This in turn would reduce Carbon Dioxide emissions.
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